THE IOWA STATE BAR ASSOCIATION
Official Form No. 104

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Entered for taxation 17TH day of January A.D., 1997
Sharon McCrabb, Auditor
By Carla Beckes, Deputy
S-220

REAL ESTATE TRANSFER TAX PAID 216 STAMP #
$ 20.80
Deborah L. Payton by d.s.
RECORDER
1-10-97 DATE 28 COUNTY

AUDITOR FEE $ 5.00 RECORDER FEE $ 4.00

JAN 10 PM 2 12
55 PAGE 342
DEBORAH L. PAYTON
DELAWARE COUNTY RECORDER
DELAWARE COUNTY IOWA
FILED
188 - Alla

Fim in Realty
c/o Jill Mast

Preparer Information: Mary Lou Tracey (Individual's Name) | 105 N. Franklin St. (Street Address) | Manchester (City) | 319/927-4925 (Phone)

SPACE ABOVE THIS LINE FOR RECORDER

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 ($13,500.00) Dollar(s) and other valuable consideration,
Riverland Development Corporation
a corporation organized and existing under the laws of
the State of Iowa
does hereby Convey to
Tedd W. Gentry and Lois E. Gentry, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common,

the following described real estate in Delaware County, Iowa:

Lot Sixteen (16) of the Plat of Tanglewood Subdivision - Plat No. 2, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 116.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

RIVERLAND DEVELOPMENT CORPORATION

Dated: January 3, 1997

By A. H. Miller
A. H. Miller, President Title

By Burnell A. Lynch
Burnell A. Lynch, Vice-Pres. Title

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 9th day of January, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared A. H. Miller and Burnell A. Lynch to me personally known, who being by me duly sworn, did say that they are the President and Vice-President, respectively, of said corporation; that (no seal has been procured by the said) ~~the seal affixed thereto is the seal of said~~ corporation that said instrument was signed ~~and sealed~~ on behalf of said corporation by authority of its Board of Directors; and that the said A. H. Miller and Burnell A. Lynch as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

GEANNE A. ANDERSON
MY COMMISSION EXPIRES
11-10-98

Geanne A. Anderson
Notary Public

© The Iowa State Bar Association
CALFS Release 3.0 6/94

DATE 1-10-97 BOOK 55 PAGE 342